

# BEAVERCREEK BOARD OF ZONING APPEALS Regular Meeting – September 11, 2019, 6:00 p.m. Council Chambers

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES A. June 12, 2019
- V. PUBLIC HEARINGSA. CU-19-1, American Tower, 4040 Graham DriveB. V-19-4, Michael Krouse, 4212 Golden Eagle Court
- VI. ADJOURNMENT

# BEAVERCREEK BOARD OF ZONING APPEALS REGULAR MEETING, June 12, 2019, 6:00 PM

PRESENT: Mr. Archibald, Mr. Bhatla, Mr. Duerr

ABSENT: Mr. Hung

Vice Chairman Duerr called the meeting to order followed by roll call.

Mr. Archibald MOVED to excuse Mr. Hung from the meeting, seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

Mr. Bhatla MOVED approval of the agenda, seconded by Mr. Archibald. Motion PASSED by majority voice vote.

Mr. Archibald MOVED approval of the May 8, 2019 minutes, seconded by Mr. Bhatla. Motion PASSED by majority voice vote.

# **PUBLIC HEARING**

# V-19-3, Brian Sherman, 1191 Fudge Drive

Clerk Gillaugh read the notice of public hearing on an application filed by Brian Sherman, 1191 Fudge Drive, Beavercreek, OH 45434. The applicant is requesting a variance from Chapter 158.031 (F)(1) of the City of Beavercreek Zoning Code, requesting permission to construct a garage addition that would encroach into the 10-foot required side yard setback in a R-1A District. The property is located on the west side of Fudge Drive, five lots south of the intersection of Ater Drive and Fudge Drive further described as Book 5, Page 16, Parcel 7 on the Greene County Auditor's Property Tax Atlas.

Brian Sherman explained the variance was a minor request for a garage addition that would be attached to the south side of the existing home. He said the variance is for a 16-inch variance but the combined side yard setbacks would still be 25 feet. Mr. Sherman explained the neighbor that would be most affected did not have any concerns with the variance request. He explained he has spent a lot of time on this project trying to figure out the best layout. Mr. Sherman understood two feet doesn't sound like a lot but if the variance was not granted he would most likely not do the project because it is that big of a deal. He believed the garage addition would be a significant enhancement to the property and the neighborhood.

Ms. Pereira summarized the staff report dated June 6, 2019, which stated if the Board chose to grant the variance request it would approve approximately a 1,340 square feet attached garage. She read what Chapter 158.031 (F)(1) of the City of Beavercreek Code states regarding the side yard setback requirements, and said the addition would be 8 feet 8 inches from the side property line. Ms. Pereira explained the applicant would like to construct the addition to accommodate his hobbies and discussed what staff looks at when reviewing the case and giving a recommendation of approval or denial. She stated besides the eight factors in the Code staff looks at two additional factors, and explained one of those is the applicant cannot create the need for the variance and the other is can the applicant meet the requirements of the Code without causing some

# BEAVERCREEK BOARD OF ZONING APPEALS, 5/8/19

undue hardship. Ms. Pereira said by making the garage a little bit narrower that there would not need to be a variance, so staff recommended denial of the variance.

There being no public input, the public hearing was closed.

Mr. Bhatla explained he drove by the house, and said Beavercreek zoning has rules that have been established and there is a meaning behind them. Mr. Bhatla stated the proposed garage is 1,335 square feet, and if it is decreased by 70 square feet which is less than 5% of the structure it would meet the Code requirements and would not need a variance. Mr. Bhatla questioned why the applicant deviated from the 10-foot setback when he was working with his architect. Mr. Sherman explained when laying out where the tools would fit and the floor space that is needed the variance is necessary to make it functional. He explained he was proposing a hip roof design to match the existing house, and it affects the ceiling height at the front and rear of the structure. Mr. Bhatla questioned if he had any other options. Mr. Sherman explained the width is what limits him. Mr. Bhatla thought he could construct the addition so it would be deeper, and then the variance would not be needed.

Mr. Archibald asked if he had a layout of the floor plan. Mr. Sherman said he did not have anything with him tonight. Mr. Archibald liked the design but was a little disappointed he was going to lose the beautiful side yard he has. Mr. Sherman stated he was planning on installing landscaping behind the structure. Mr. Archibald said it appears there are other alternatives that could be considered. Mr. Archibald asked if the setback would be measured from the foundation to the property line, and not the eave. Mr. Pereira explained they measured it from the foundation to the property line.

Mr. Duerr asked if there was a HOA. Mr. Sherman said no. Mr. Duerr complimented the applicant on his property, but he agreed with the staff that there were alternatives. Mr. Duerr discussed a symmetrical issue he saw with the elevation, and thought he could make the addition deeper as it appeared he had plenty of space in the rear yard. Mr. Duerr asked if a lift would fit if the garage was 16-inches narrower and if not, he questioned if there was a smaller lift he could purchase. Mr. Sherman stated he researched it and said he barely has enough as it is. Mr. Sherman discussed the deviation in the elevation drawing, and said it may not exactly dictate what the building would look like. He appreciated the Board's consideration and believed it was a very attractive and a well thought-out design. He explained the issue with going to the rear is the narrowness gets him, but it also then encroaches into his rear yard.

Mr. Archibald MOVED to deny V-19-3. Motion was seconded by Mr. Bhatla, and PASSED by unanimous voice vote.

# **ADJOURNMENT**

Mr. Bhatla MOVED adjournment at 6:29 p.m., seconded by Mr. Archibald. Motion PASSED by majority voice vote.

Melissa Gillaugh Deputy Clerk

# STAFF REPORT CONDITIONAL USE REQUEST CASE NO. CU 19-1

# I. <u>CONDITIONAL USE REQUESTED BY:</u>

Anthony Amine 200 E. Big Beaver Troy, Michigan 48083

# II. NATURE OF REQUEST:

The applicant is requesting conditional use approval to rebuild a 164-foot high wireless telecommunications self-supporting cell tower that was damaged during the Memorial Day tornado, as required per §158.130 (B) of the City of Beavercreek Zoning Code in an A-1 Zoning District.

Normally the replacement of an existing structure/use due to acts of nature

would not require a re-approval of a conditional use, however, the existing structure is a self-supported style tower rather than a monopole. The Zoning Code states that all cell towers need to be constructed as a monopole unless otherwise approved by the Board of Zoning appeals for aesthetic or technical reasons (§158.130 (B) 5).

# III. EXISTING CONDITIONS:

# Zoning

The parcel under discussion is the 25.5acre parcel located at the western terminus of Graham Drive, and is over 1800 feet north of Kemp Road. The property is zoned A-1 Agricultural. A cell tower is permitted within this zoning district



as a conditional use.

# Surrounding Zoning

A-1 Agricultural zoning exists to the west and south. To the north and to the east is R-1A Single Family Residential

# **Existing Land Use**

The property currently has a private residential structure (heavily damaged by the tornado), an accessory structure (also damaged), a damaged cell tower and related ground equipment. The cell tower base sits 150 feet from the southern property line, 300 feet to the eastern property line, 500 feet from the northern property line, and over 1000 feet to the western property line.

# Surrounding Land Use

The parcels to the west and south are large lot residential. The properties to the north and east are single family residential neighborhoods.

# Availability of Utilities

The site is currently served by DP&L. These sites typically do not need sanitary sewer, water or natural gas in order to operate.

# Floodplain

No portion of the property under review is located within a federally regulated floodplain or floodway.

# IV. ANALYSIS:

# Discussion of Proposed Request

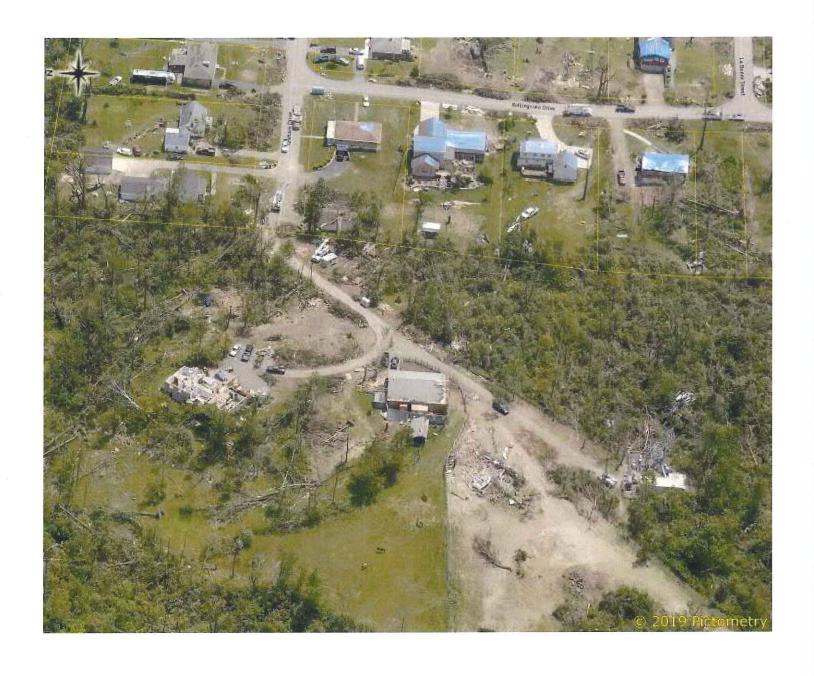
As stated above, the applicant is requesting conditional use approval to rebuild a 164-foot high wireless telecommunications tower and utilize the existing ground equipment as required per §158.130 B of the City of Beavercreek Zoning Code in an A-1 Zoning District. Because they are proposing to reconstruct as a self-supporting tower, rather than a monopole, they need to get conditional use approval, rather than just being grandfathered in as an existing use. There has been a self-supporting cell tower at this location, and this height for at least 25 years without issue. They propose to rebuild the tower the same size, design

and location as the previous tower.

# V. <u>RECOMMENDATION:</u>

Staff finds that this conditional use proposal is in line with criteria for approval as established per §158.172 (H)(6)(d) 2. Further, staff recommends that the Board of Zoning Appeals adopt the attached resolution approving this conditional use application.





# RESOLUTION BOARD OF ZONING APPEALS CASE NO. CU 19-1

WHEREAS, OH Anthony Amine, Agent for ATC Towers Services, LLC has made application for conditional use approval for the construction of a wireless telecommunication tower and related ground equipment, to be located on 4040 Graham Drive, Beavercreek Ohio 45431.; and

WHEREAS, the applicant is requesting permission to rebuild a self-supporting wireless telecommunication tower and related ground that was destroyed by the 2019 Memorial Day Tornado; and

WHEREAS, public hearing was held on September 11, 2019 at which time all persons were given opportunity to comment on the application; and

WHEREAS, the Board of Zoning Appeals finds that §158.130 has been fully satisfied, as allowed by state and federal laws.

NOW therefore the Board of Zoning Appeals orders that:

- 1. The conditional use application to allow construction of a wireless telecommunication tower and related ground equipment on 4040 Graham Drive, Beavercreek Ohio 45431, is hereby approved.
- 2. Conditions of approval shall be as follows:
  - a. The approved plans for this application shall be those stamped "Received August 12, 2019, except as modified herein.
  - b. The height of the pole shall be limited to 164 feet from adjacent grade.
  - c. Prior to the installation of the tower and associated equipment, the applicant shall apply for and receive approval of a zoning permit from the Planning and Development Department.
  - d. Should the use of the facility be discontinued (meaning the structure is not properly maintained, has been abandoned, become obsolete, has been unused or has ceased daily activities or operation for a period of 12 months) the applicants or its successors shall be responsible for its removal.

ACTION BY BOARD OF ZONING APPEALS		
	(Date)	
<del>-</del>	Chairman	

Call before you dig.



# **AMERICAN TOWER®**

SITE NAME: REBUILD BEAVERCREEK OH

SITE NUMBER: 205596

SITE ADDRESS: 4040 GRAHAM DR

DAYTON, OH 45431



**LOCATION MAP** 

# DROP AND SWAP CONSTRUCTION DRAWINGS

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION		SHEET INC	DEX			
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE	SITE ADDRESS:	THIS PROJECT ENTAILS THE CONSTRUCTION OF A NEW 164'	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:	
OVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS	4040 GRAHAM DR	TOWER AND THE REMOVAL OF THE EXISTING TOWER	G-001	TITLE SHEET	0	07/16/19	NW	
D BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO JESE CODES.	DAYTON, OH 45431 COUNTY: GREENE		G-002	GENERAL NOTES	0	07/16/19	NW	
INTERNATIONAL BUILDING CODE (IBC)	GEOGRAPHIC COORDINATES:	PROJECT NOTES	V-101	AS-BUILT SURVEY				
NATIONAL ELECTRIC CODE (NEC)	LATITUDE: 39° 45' 45.73" N	THE FACILITY IS UNMANNED.	C-101	OVERALL SITE PLAN	0	07/16/19	NW	
CITY/COUNTY ORDINANCES FEDERAL COMMUNICATIONS COMMISSION (FCC)	LONGITUDE: 84° 04' 54.80" W	THE FACILITY IS UNMANIPED.  A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A	C-401	COMPOUND PLAN	0	07/16/19	NW	
FEDERAL AVIATION ADMINISTRATION (FAA)	GROUND ELEVATION: 952' AMSL	MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.	C-402	TOWER ELEVATION	0	07/16/19	NW	
э э	ZONING INFORMATION:	3. FACILITY WILL MEET OR EXCEEDS ALL FAA AND FCC	C-501	SIGNAGE	0	07/16/19	NW	
	IUDIODIOTION ODEENE COUTY	REGULATORY REQUIREMENTS.	E-401	GROUNDING LAYOUT	0	07/16/19	NW	
	JURISDICTION: GREENE COUTY  PARCEL NUMBER: B42-0001-0006-0-0009-00	PARCEL NUMBER: B42-0001-0006-0-0009-00 DISPOSAL IS REQUIRED.	E-501	ELECTRICAL DETAILS	0	07/16/19	NW	
SURVEY INFORMATION		5. HANDICAP ACCESS IS NOT REQUIRED.						
1. TOPOGRAPHY AND BOUNDARY INFORMATION WAS OBTAINED FROM SURVEY PLAN DATED 06/15/18 BY	THE FACILITY WILL NOT GENERATE NOISE IN EXCESS OF     50db AT THE PROPERTY LINES.							
LANDTECH PROFESSIONAL SURVEYING & ENGINEERING.	TOWER OWNER:  AMERICAN TOWER ASSET SUB II, LLC	SUDD AT THE PROPERTY LINES.		×				
UTILITY COMPANIES	10 PRESIDENTIAL WAY WOBURN, MA 01801	10 PRESIDENTIAL WAY					-	
POWER COMPANY: DAYTON POWER AND LIGHT PHONE: (937) 331-3900	PROPERTY OWNER:		0					
TELEPHONE COMPANY: AMERITECH PHONE: (800) 877-7746	MARIANNE JOYCE BACHMAN 4040 GRAHAM DRIVE BEAVERCREEK, OH 45431					N.	-	
* ************************************	ENGINEER:	PROJECT LOCATION DIRECTIONS		•		RECEIV	ED	
Know what's below.	ENGINEER: ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518	TAKE 675 S TO EXIT 16. TURN LEFT TO GRANGE HALL RD.(SOUTH) GO TO GRAHAM DR. AND TURN RIGHT, FOLLOW GRAHAM DR. TO THE END, THERE WILL BE A DRIVEWAY TO A HOUSE, FOLLOW IT BACK TO THE SITE.			C	AUG 127	RCREEK	



# AMERICAN TOWER

ATC TOWER SERVICES, LLC

3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: Firm.02041

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
<u></u>	FOR CONSTRUCTION	NW	07/16/19
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ATC SITE NUMBER:

205596

ATC SITE NAME:

# REBUILD BEAVERCREEK

OH

SITE ADDRESS: 4040 GRAHAM DR DAYTON, OH 45431

SEAL



Authorized by "EOR" Jul 18 2019 5:36 PM

PM cosign

DRAWN BY:	NW
APPROVED BY:	KRF
DATE DRAWN:	07/16/19
ATC JOB NO:	12970921
ATC LEGACY #:	307618
	APPROVED BY: DATE DRAWN: ATC JOB NO:

# TITLE SHEET

SHEET NUMBER:

REVISION:

G-001

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# **GENERAL CONSTRUCTION NOTES:**

- ALL WORK SHALL CONFORM TO ALL CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING ANSI/EIA/TIA-222, AND COMPLY WITH ATC CONSTRUCTION SPECIFICATIONS FOR WIRELESS TOWER SITES.
- 2. CONTRACTOR SHALL CONTACT LOCAL 811 FOR IDENTIFICATION OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED INSPECTIONS.
- ALL DIMENSIONS TO, OF, AND ON EXISTING BUILDINGS, DRAINAGE STRUCTURES, AND SITE IMPROVEMENTS SHALL BE VERIFIED IN FIELD BY CONTRACTOR WITH ALL DISCREPANCIES REPORTED TO THE ENGINEER.
- 5. DO NOT CHANGE SIZE OR SPACING OF STRUCTURAL ELEMENTS.
- 6. DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY WHICH IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 8. CONTRACTOR SHALL BRACE STRUCTURES UNTIL ALL STRUCTURAL ELEMENTS NEEDED FOR STABILITY ARE INSTALLED. THESE ELEMENTS ARE AS FOLLOWS: LATERAL BRACING, ANCHOR BOLTS FTC.
- CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES, GROUNDS DRAINS, DRAIN PIPES, VENTS, ETC. BEFORE COMMENCING WORK.
- INCORRECTLY FABRICATED, DAMAGED, OR OTHERWISE MISFITTING OR NONCONFORMING MATERIALS OR CONDITIONS SHALL BE REPORTED TO THE ATC CM PRIOR TO REMEDIAL OR CORRECTIVE ACTION. ANY SUCH REMEDIAL ACTION SHALL REQUIRE WRITTEN APPROVAL BY THE ATC CM PRIOR TO PROCEEDING.
- EACH CONTRACTOR SHALL COOPERATE WITH THE ATC CM, AND COORDINATE HIS WORK WITH THE WORK OF OTHERS.
- 12. CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY CONSTRUCTION OF THIS PROJECT TO MATCH EXISTING PRE-CONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE ATC CONSTRUCTION MANAGER.
- 13. ALL CABLE/CONDUIT ENTRY/EXIT PORTS SHALL BE WEATHERPROOFED DURING INSTALLATION USING A SILICONE SEALANT.
- 14. WHERE EXISTING CONDITIONS DO NOT MATCH THOSE SHOWN IN THIS PLAN SET, CONTRACTOR WILL NOTIFY THE ATC CONSTRUCTION MANAGER IMMEDIATELY.
- CONTRACTOR SHALL ENSURE ALL SUBCONTRACTORS ARE PROVIDED WITH A COMPLETE AND CURRENT SET OF DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT.
- 16. ALL ROOF WORK SHALL BE DONE BY A QUALIFIED AND EXPERIENCED ROOFING CONTRACTOR IN COORDINATION WITH ANY CONTRACTOR WARRANTING THE ROOF TO ENSURE THAT THE WARRANTY IS MAINTAINED.
- CONTRACTOR SHALL REMOVE ALL RUBBISH AND DEBRIS FROM THE SITE AT THE END OF EACH DAY.
- 18. CONTRACTOR SHALL COORDINATE WORK SCHEDULE WITH LANDLORD AND TAKE PRECAUTIONS TO MINIMIZE IMPACT AND DISRUPTION OF OTHER OCCUPANTS OF THE FACILITY.
- 19. CONTRACTOR SHALL FURNISH ATC WITH THREE AS-BUILT SETS OF DRAWINGS UPON
- 20. PRIOR TO SUBMISSION OF BID, CONTRACTOR SHALL COORDINATE WITH ATC CM TO DETERMINE WHAT, IF ANY, ITEMS WILL BE PROVIDED. ALL ITEMS NOT PROVIDED SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. CONTRACTOR WILL INSTALL ALL ITEMS PROVIDED.
- 21. PRIOR TO SUBMISSION OF BID, CONTRACTOR WILL COORDINATE WITH ATC CONSTRUCTION MANAGER TO DETERMINE IF ANY PERMITS WILL BE OBTAINED BY ATC. ALL REQUIRED PERMITS NOT OBTAINED BY ATC MUST BE OBTAINED, AND PAID FOR, BY THE CONTRACTOR.
- 22. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO ATC FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- 23. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND LOCATED ACCORDING TO ATC SPECIFICATIONS. AND AS SHOWN IN THESE PLANS.
- 24. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- 25. CONTRACTOR SHALL NOTIFY ATC CM A MINIMUM OF 48 HOURS IN ADVANCE OF POURING CONCRETE OR BACKFILLING ANY UNDERGROUND UTILITIES, FOUNDATIONS OR SEALING ANY WALL, FLOOR OR ROOF PENETRATIONS FOR ENGINEERING REVIEW AND APPROVAL.

# **EROSION AND SEDIMENTATION CONTROL PLAN NOTES:**

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED FACILITY. THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, CRANES, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ABUTTING LANDS:

- ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE SEQUENCE PROVIDED ON THE PLAN DRAWINGS. DEVIATION FROM THAT SEQUENCE MUST BE APPROVED IN WRITING FROM AMERICAN TOWER PRIOR TO IMPLEMENTATION.
- 2. THE LIMITS OF DISTURBANCE (LOD) SHOULD BE MARKED PRIOR TO DISTURBANCE ACTIVITIES (I.E. SURVEY STAKES, POSTS & ROPE, CONSTRUCTION FENCE, ETC.).
- 3. A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN MUST BE AVAILABLE AT THE PROJECT SITE DURING CONSTRUCTION UNTIL THE SITE IS STABILIZED. (AS APPLICABLE)
- 4. PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION. (CONSULT ATC CM AS REQUIRED)
- STONE CHECK DAMS WILL BE INSTALLED IN THE DRAINAGE DITCHES TO PREVENT EROSION PRIOR TO THE STABILIZATION OF THE CHANNELS. EROSION CONTROL BLANKETS WILL ALSO BE INSTALLED IN ALL DITCHES TO BE REVEGETATED.
- 6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY UNDISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING. CUT SLOPES IN COMPETENT BEDROCK AND ROCK FILLS NEED NOT BE VEGETATED.
- 7. ANY EXPOSED SLOPES GREATER THAN 2:1 AND NEWLY CONSTRUCTED DRAINAGE DITCHES WILL

- BE STABILIZED WITH EROSION CONTROL BLANKET TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOAMING AND SEEDING
- 8. TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL CULVERT INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS.
- IN AREAS OF CONSTRUCTION DEWATERING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PUMPED FROM THE EXCAVATIONS TO THESE DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAYBALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COARSE.
- 10. NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. UPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
- FINAL SEEDING WILL BE APPLIED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION
  CONSTRUCTION SPECIFICATION.
- 12. SHOULD CONSTRUCTION OCCUR AFTER NOVEMBER 15, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. ALL DISTURBED AREAS WILL BE MINIMIZED AS MUCH AS POSSIBLE. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE INSPECTION OF THESE EROSION CONTROL ITEMS WILL BE CONSTANT, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS OR THAWS
- 13. FOR AN EARTH DISTURBANCE ACTIVITY OR ANY STAGE OR PHASE OF AN ACTIVITY TO BE CONSIDERED PERMANENTLY STABILIZED, THE DISTURBED AREAS SHALL BE COVERED BY A MINIMUM UNIFORM 70% PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
- 4. THE CONTRACTOR WILL REGULARLY INSPECT THE PROJECT'S EROSION AND SEDIMENTATION CONTROLS DURING THE ENTIRE ACTIVE CONSTRUCTION STAGES. THE INSPECTIONS WILL BE PERFORMED WEEKLY AND AFTER ALL RUNOFF EVENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REMOVAL OF ALL EROSION AND SEDIMENTATION CONTROLS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT REPAIR, REPLACEMENT, REGRADING, RESEEDING, REMULCHING, AND RENETTING MUST BE PERFORMED IMMEDIATELY. SEDIMENT THAT HAS BEEN TRAPPED BY THE SILT BARRIER WILL BE REMOVED AS REQUIRED, AND IN ALL CASES, BEFORE THE ACCUMULATION HAS REACHED HALF THE HEIGHT OF THE FENCE. THE SILT BARRIER WILL BE RE-ANCHORED, REPAIRED, OR REPLACED AS NECESSARY. ALL OTHER CONTROLS WILL BE INSPECTED ON THE SAME SCHEDULE. IF EROSION AND SEDIMENT CONTROL BMP'S FAIL TO PERFORM AS EXPECTED, REPLACEMENT BMP'S, OR MODIFICATION OF THOSE INSTALLED WILL BE REQUIRED.
- 15. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES.
- 16. ALL EARTHEN FILLS SHALL BE PLACED IN COMPACTED LAYERS NOT TO EXCEED 9 INCHES IN THICKNESS.
- 17. FILL MATERIALS SHALL BE FREE OF FROZEN PARTICLES, BRUSH, ROOTS, SOD, OR OTHER FOREIGN OR OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY FILLS, FILL SHALL NOT BE PLACED ON SATURATED OR EDOZEN SUBSACES
- 18. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH THE AMERICAN TOWER CORPORATION CONSTRUCTION SPECIFICATION AND/OR THE CONTRACTOR SHALL NOTIFY THE ATC CONSTRUCTION MANAGER.
- 19. SEDIMENT TRACKED ONTO ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE RETURNED TO THE CONSTRUCTION SITE BY THE END OF EACH WORK DAY AND DISPOSED IN THE MANNER DESCRIBED IN THIS PLAN. IN NO CASE SHALL THE SEDIMENT BE WASHED, SHOVELED, OR SWEPT INTO ANY ROADSIDE DITCH, STORM SEWER, OR SURFACE WATER.

# CONSTRUCTION SEQUENCE:

- REMOVE EXISTING FENCE AS NECESSARY FOR CONSTRUCTION.
- REMOVE DAMAGED TOWER FROM SITE AND DISPOSE OF APPROPRIATELY.
- CONSTRUCT PROPOSED TOWER PER TOWER MANUFACTURER'S SPECIFICATIONS ON EXISTING TOWER FOUNDATION.
- 4. RE-INSTALL ANY REQUIRED ICE BRIDGES PER ATC CONSTRUCTION SPECIFICATIONS.
- 5. RE-INSTALL FENCE ONCE CONSTRUCTION IS COMPLETED TO MATCH ORIGINAL CONDITIONS.
- IF CONSTRUCTION IS TERMINATED OR SUSPENDED PRIOR TO CONSTRUCTION COMPLETION, ALL EXPOSED SOIL AREAS SHALL BE SEEDED WITH TEMPORARY SEEDING AND MULCHED IMMEDIATELY

# CONCRETE AND REINFORCING STEEL NOTES:

- 2. DESIGN AND CONSTRUCTION OF ALL CONCRETE ELEMENTS SHALL CONFORM TO THE LATEST EDITIONS OF ALL APPLICABLE CODES INCLUDING: ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
- MIX DESIGN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE AND SUBMITTED TO ENGINEER PRIOR TO PLACING CONCRETE.
- CONCRETE SHALL BE NORMAL WEIGHT, 6 % AIR ENTRAINED (+/- 1.5%) WITH A MAXIMUM 4" SLUMP AND HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED.
- THE FOLLOWING MATERIALS SHALL BE USED:

PORTLAND CEMENT: ASTM C-150, TYPE 1 OR 2

REINFORCEMENT: ASTM A-185, PLAIN STEEL WELDED WIRE FABRIC

REINFORCEMENT BARS: ASTM A615, GRADE 60, DEFORMED NORMAL WEIGHT AGGREGATE: ASTM C-33

WATER: DRINKABLE

ADMIXTURES: NON-CHLORIDE CONTAINING

MINIMUM CONCRETE COVER FOR REINFORCING STEEL SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

- A. CONCRETE CAST AGAINST EARTH: 3"
- B. ALL OTHER CONCRETE: 2"
- S. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE IN ACCORDANCE WITH ACI 301 SECTION 4.2.4, UNLESS NOTED OTHERWISE.
- 7. INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL, OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR ATC CM APPROVAL WHEN DRILLING HOLES IN CONCRETE.
- ADMIXTURES SHALL CONFORM TO THE APPROPRIATE ASTM STANDARD AS REFERENCED IN ACI 301.
- DO NOT WELD OR TACK WELD REINFORCING STEEL.
- O. ALL DOWELS, ANCHOR BOLTS, EMBEDDED STEEL, ELECTRICAL CONDUITS, PIPE SLEEVES, GROUNDS AND ALL OTHER EMBEDDED ITEMS AND FORMED DETAILS SHALL BE IN PLACE BEFORE START OF CONCRETE PLACEMENT.
- 11. REINFORCEMENT SHALL BE COLD BENT WHENEVER BENDING IS REQUIRED.
- 12. DO NOT PLACE CONCRETE IN WATER, ICE, OR ON FROZEN GROUND.
- 13. DO NOT ALLOW REINFORCEMENT, CONCRETE OR SUBBASE TO FREEZE DURING CONCRETE CURING AND SETTING PERIOD, OR FOR A MINIMUM OF 3 DAYS AFTER PLACEMENT.
- 14. FOR COLD-WEATHER AND HOT-WEATHER CONCRETE PLACEMENT, CONFORM TO APPLICABLE ACI CODES AND RECOMMENDATIONS. IN EITHER CASE, MATERIALS CONTAINING CHLORIDE, CALCIUM, SALTS, ETC. SHALL NOT BE USED. PROTECT FRESH CONCRETE FROM WEATHER FOR TRACE MANUAL MANUAL PROPERTY.
- 15. CONCRETE SHALL BE RUBBED TO A ROUGH GROUT FINISH. PADS SHALL BE SEALED BY STEEL TROWEL.
- 16. UNLESS OTHERWISE NOTED:
  - A. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615, GRADE 60.
  - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
- 17. SPLICING OF REINFORCEMENT IS PERMITTED ONLY AT LOCATIONS SHOWN IN THE CONTRACT DRAWINGS OR AS ACCEPTED BY THE ENGINEER. UNLESS OTHERWISE SHOWN OR NOTED REINFORCING STEEL SHALL BE SPLICED TO DEVELOP ITS FULL TENSILE CAPACITY (CLASS A) IN ACCORDANCE WITH ACI 318
- 18. REINFORCING BAR DEVELOPMENT LENGTHS, AS COMPUTED IN ACCORDANCE WITH ACI 318, FORM THE BASIS FOR BAR EMBEDMENT LENGTHS AND BAR SPLICED LENGTHS SHOWN IN THE DRAWINGS. APPLY APPROPRIATE MODIFICATION FACTORS FOR TOP STEEL, BAR SPACING, COVER AND THE LIKE.
- DETAILING OF REINFORCING STEEL SHALL CONFORM TO "ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES" (ACI 315).
- 20. ALL SLAB CONSTRUCTION SHALL BE CAST MONOLITHICALLY WITHOUT HORIZONTAL CONSTRUCTION JOINTS, UNLESS SHOWN IN THE CONTRACT DRAWINGS.
- 21. LOCATION OF ALL CONSTRUCTION JOINTS ARE SUBJECT TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, CONFORMANCE WITH ACI 318, AND ACCEPTANCE OF THE ENGINEER. DRAWINGS SHOWING LOCATION OF DETAILS OF THE PROPOSED CONSTRUCTION JOINTS SHALL BE SUBMITTED WITH REINFORCING STEEL PLACEMENT DRAWINGS
- 22. SPLICES OF WWF, AT ALL SPLICED EDGES, SHALL BE SUCH THAT THE OVERLAP MEASURED BETWEEN OUTERMOST CROSS WIRES OF EACH FABRIC SHEET IS NOT LESS THAN THE SPACING OF THE CROSS WIRE PLUS 2 INCHES, NOR LESS THAN 8".
- 23. BAR SUPPORTS SHALL BE ALL-GALVINIZED METAL WITH PLASTIC TIPS
- 24. ALL REINFORCEMENT SHALL BE SECURELY TIED IN PLACE TO PREVENT DISPLACEMENT BY CONSTRUCTION TRAFFIC OR CONCRETE. TIE WIRE SHALL BE 16 GAUGE CONFORMING TO ASTM A82
- 5. SLAB ON GROUND
  - A. COMPACT STRUCTURAL FILL TO 95% DENSITY AND THEN PLACE 6" GRAVEL BENEATH SLAB.
  - B. PROVIDE VAPOR BARRIER BENEATH SLAB ON GROUND.

# GENERAL FOUNDATION NOTES:

(APPLICABLE FOR FOUIPMENT SHELTER ONLY)

- THOROUGHLY COMPACT BOTTOM OF EXCAVATIONS PRIOR TO PLACING RIGID INSULATION BARRIER. BACKFILL AND COMPACTION PROCEDURES SHALL BE DONE PER INDUSTRY STANDARDS.
- ALL REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. SECURE REINFORCING IN PLACE TO PREVENT MOVEMENT DURING CONCRETE PLACEMENT.
- VERIFY DETAILS AND DIMENSIONS WITH SHELTER DRAWINGS, NOTIFY ATC CM OF ANY DISCREPANCIES.
- INSULATION BARRIER PROVIDED IS FOR FROST PROTECTION IN LIEU OF STANDARD FOUNDATIONS WITH BEARING AT CODE REQUIRED FROST DEPTH.
- SHELTER MUST BE ANCHORED TO ITS FOUNDATION. ANCHOR IN ACCORDANCE WITH SHELTER MANUFACTURER SPECIFICATIONS.



AMERICAN TOWER®
ATC TOWER SERVICES, LLC

3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: Firm.02041

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHISTED. ITTLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THA ROCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT CONTRACTORISM WIST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△_	FOR CONSTRUCTION	NW	07/16/19
$\triangle$ _			
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$\triangle$ _			
$\triangle_{-}$	de la companya de la		

ATC SITE NUMBER:

205596

ATC SITE NAME:

# REBUILD BEAVERCREEK

OH

SITE ADDRESS: 4040 GRAHAM DR DAYTON, OH 45431

SEAL



Authorized by "EOR" Jul 18 2019 5:36 PM

cosign

DRAWN BY: NW

APPROVED BY: KRF

DATE DRAWN: 07/16/19

ATC JOB NO: 12970921

ATC LEGACY #: 307618

**GENERAL NOTES** 

SHEET NUMBER

REVISION:

G-002

# PROJECT SUMMARY

FIELD SURVEY DATE: 06/04/2018

SITE ADDRESS: 4040 GRAHAM DRIVE, DAYTON, OH 4543:

## PARCEL INFORMATION

OWNER: MARIANNE BACHMAN OWNER ADDRESS: 4040 GRAHAM DRIVE, DAYTON, OH 4543: APN: B42-0001-0006-0-0009-00

# TOTAL AREAS:

LEASE AREA: 0.50± ACRES PARENT PARCEL: 25.20± ACRES ACCESS/UTILITY EASEMENT: 0.27± ACRES

## GEOGRAPHIC COORDINATES OF TOWER:

LATITUDE: 39° 45' 45.73" N VERTICAL DATUM: NAVD 88 LONGITUDE: 84° 04' 54:80° W HORIZONTAL DATUM: NAD 83 ROUND ELEVATION: 950

COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATES, SOUTH ZONE; BEARINGS SHOWN HEREON ARE BASED UPON LEGAL DESCRIPTION OF RECORD.

# FLOODPLAIN:

PER THE FEMA ELOOD MAPS. THE SITE IS LOCATED IN AN AREA OMMUNITY PANEL NO.: 309057C0015D

# DATED: 03/17/2011

BOUNDARY NOTE THIS SURVEY IS NOT THE RESULT OF A COMPLETE BOUNDARY SURVEY.

ENCROACHMENT STATEMENT AT TIME OF SURVEY, NO VISIBLE ENCROACHMENTS WERE OBSERVED ONTO OR BEYOND THE LEASE OR EASEMENT AREA, OR THE ACCESS AND UTILITY EASEMENT(S).

# SURVEYOR'S NOTES

THERE IS ACCESS TO THE SUBJECT PROPERTY VIA AN UNNAMED ROAD FROM A PUBLIC RIGHT OF WAY.
THE LOCATIONS OF ALL UTILITIES SHOWN ON THE SURVEY ARE FROM VISIBLE SURFACE EVIDENCE ONLY AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOV

WORK, BUILDING CONSTRUCTION OR BUILDING

ADDITIONS WITHIN RECENT MONTHS.

 AT THE TIME OF THIS SURVEY, THERE WAS NO
 OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

AT THE TIME OF THIS SURVEY, THERE WAS NO

OBSERVABLE EVIDENCE OF ANY RECENT CHANGES IN STREET RIGHT-OF-WAY LINES FITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLIN JURISDICTION.

AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. "THE LEGAL DESCRIPTIONS FOR THE LEASE AREA AND

EASEMENTS REFERENCE A 10.567 ACRE PARCEL OWED BY RICHARD AND MARIANNE BACHMAN. THE PARCEL HAS SINCE BEEN COMBINED WITH A 14.628 ACRE PARCEL (TOTAL OF 25.195 ACRES), AND OWNERSHIP CONVEYED TO MARIANNE BACHMAN.

3. THE LEASE DOCUMENTS PROVIDED DO NOT CONTAIN A

DESCRIPTION FOR THE 30' WIDE UTILITY EASEMENT. SURVEY BY VAN HORN, HOOVER AND ASSOCIATES, DATED 11/14/01, AND IS LOCATED WITHIN THE ATO

# PARENT PARCEL - AS PROVIDED: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF GREENE, CITY OF BEAVERCREEK, STATE OF CHIC, AND IS DESCRIBED AS FOLLOWS: NOTES CORRESPONDING TO TITLE REPORT

# CHIC, AND IS DESCRIBED AS FOLLOWS: SITUATE IN SECTION 10, TOWN 2, RANGE 7 MRS, IN THE CITY OF BEAVERCREEK, COUNTY OF GREENE, AND STATE OF OHIO, AND BEING PART OF A 89-100 ACRE TRACT AS SURVEYED BY GREENE COUNTY RECORDS IN BOOK 11, PAGE 491 AND AS CONVEYED TO JOHN AND LILA BAER BY DEED RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 5TONE SET IN THE NORTHEAST CORNER OF SAID SECTION 10, SAID CORNER BEING ALS OTHE NORTHEAST CORNER OF SAID SECTION 10, SAID CORNER BEING ALS OTHE NORTHEAST CORNER OF SAID SECTION 10, SAID CORNER BEING ALS OTHE NORTHEAST CORNER OF SAID SECTION 10, SAID CORNER BEING ALS OTHE NORTHEAST CORNER OF SAID SECTION 10, SAID CORNER BEING ALS OTHE NORTHEAST PLAT BOUNDARY CORNER OF MILLCREST PLAT BOUNDARY CORNER OF GRANGE VIEW ACRES, SECTION 17WO, THENCE WITH THE EAST LIKE OF SAID 58: 100 MIDDIARY CORNER OF GRANGE VIEW ACRES, SECTION 17WO, THENCE WITH THE EAST LIKE OF SAID 58: 100 MIDDIARY CORNER OF GRANGE VIEW ACRES, SECTION 17WO, THENCE WITH THE EAST LIKE OF SAID 58: 100 MIDDIARY CORNER OF GRANGE VIEW ACRES, SECTION 17WO, THENCE WITH THE EAST LIKE OF SAID 58: 100 MIDDIARY CORNER OF GRANGE VIEW ACRES, SECTION 17WO, THENCE WITH THE EAST LIKE OF SAID 58: 100 FEM SAID 58: 100 MIDDIARY CORNER OF GRANGE VIEW ACRES, SECTION 17WO, THENCE WITH THE EAST LIKE OF SAID 58: 100 MIDDIARY CORNER OF THE VIEW ACRES, SECTION 18WO, THE SECONDS WERE OF SAID 58: 100 MIDITIARY CORNER OF SAID 58: 100 MIDITIARY CORNER OF THE VIEW OF SAID 58: 100 MIDITIARY CORNER OF SAID 58: 100 MIDITIA THE TITLE REPORT ISSUED BY SOLIDIFI COMMITMENT NO. ATC-987397-PR WITH AN EFFECTIVE DATE OF MAY 10, 2018 CONTAINS THE

VICINITY MAP

SITE

MORTGAGES:

1. A MORTGAGE, DEED OF TRUST OR OTHER LIEN INSTRUMENT FROM AMERICAN TOWER ASSET SUB II, LLC, A DELAWARE LIMITED LABILITY COMPANY (BORROWER) DATED MAY 4, 2007 AND FILED ON JUNE 10, 2009 IN (BOOK) 2916 (PAGE) 288 (INSTRUMENT) 11995, THE OFFICIAL PROPERTY RECORDS OF GREENE COUNTY, OHIO IN THE AMOUNT OF \$1,750,000,000.00 AND IN FAVOR OF AMERICAN VER DEPOSITOR SUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY (LENDER)

\*\*
SA FFECTED BY AN ASSIGNMENT OF LIEN FROM AMERICAN TOWER DEPOSITOR SUB, LLC, A DELAWARE LIMITED LIABILITY COMPAN
O LASALLE BANK NATIONAL ASSOCIATION IN (BOOK) 3260 (PAGE) 184 (INSTRUMENT) 011055, OF THE OFFICIAL PROPERTY RECORDS
IF GREENE COUNTY, OHIO DATED NOVEMBER 29, 2010. (LOCATE ON SUBVEYED LAND, PLOTTED HEREGINA)

(N

Tatt Ave

WIRE

<u>LEASE©:FASEMENTS:</u>
2. MEMORANDUM OF LEASE BETWEEN RICHARD W. BACHMAN AND MARIAN J. BACHMAN AND HAMWARBUT CO., DATED DECEMBER 7, 1984 RECORDED DECEMBER 20, 1984, IN BOOK 237 PAGE 227, IN GREENE COUNTY, OHIO.

AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE BETWEEN HAMWARBUT CO. (ALSO KNOWN AS HAMWARBUT CO TRUSTEE) AN OHIO CORPORATION AND CINCINNATI SMSA LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, DATED AUGUS 15, 1985 RECORDED AUGUST 5, 1986, IN BOOK 300 PAGE 530, IN GREENE COUNTY, OHIO. (LOCATED ON SURVEYED LAND, PLOTTED

3. ELECTRIC RIGHT OF WAY BETWEEN RICHARD W. BACHMAN AND MARIAN J. BACHMAN (HUSBAND AND WIFE) AND THE DAYTON POWER AND LIGHT COMPANY, DATED FEBRUARY 22, 1986 RECORDED MARCH 6, 1985, IN BOOK 242 PAGE 275, IN GREENE COUNTY, OHIO, I*LOCATEO ON SURVEYED LAND, PLOTTED HEREON*)

4. MEMORANDUM OF SITE AGREEMENT BETWEEN SOUTHERN TOWERS, INC.,, A DELAWARE CORPORATION, BY SPECTRASITE COMMUNICATIONS, INC., A DELAWARE CORPORATION, AS ITS ATTORNEY-IN-FACT PURSUANT TO TOWER MANAGEMENT AGREEMEN DATED DECEMBER 14, 2000 AND CRICKET OHIO PROPERTY COMPANY, A DELAWARE CORPORATION, AN ENTIRE COMMUNICATIONS, INC.'S SUBSIDIARY, DATED AUGUST 14, 2001 RECORDED MAY 21, 2002, IN BOOK 1735 PAGE 196, IN GREENE

LIABILITY COMPANY AND SOUTHERN TOWERS, INC., A DELAWARE CORPORATION (DOING BUSINESS IN OKLAHOMA AS SOUTHERN TOWERS OF DELAWARE, INC.), DATED JUNE 10, 2002 RECORDED MARCH 4, 2004, IN BOOK 2202 PAGE 713, IN GREENE COUNTY, OHIO

AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE OR OTHER AGREEMENT RETWEEN SOUTHERN TOWERS, LLC, A AS AFFECTION BY ASSIGNMENT AND ASSUMPTION OF LEASE OF OTHER ASSESSMENT BETWEEN SOUTH TOWERS, ELV.

BELLAWARE LIMITED LIBBILITY COMPANY AND AMERICAN TOWER ASSEST SUB II, LLC, A DELAWARE LIMITED LIBBILITY COMPANY, DAT
FEBRUARY 28, 2007 RECORDED FEBRUARY 20, 2009, IN BOOK 2878 PAGE 382, IN GREENE COUNTY, OHIO, LOCATED ON SURVEYED
LAND, LOTTED HEREON)

MEMORANDIM OF LEASE RETWEEN RICHARD W. BACHMAN, TRUSTER LINDER THE RICHARD W. BACHMAN REVOCABLE LIVING TRUS AGREEMENT AND CINCINNATI SMSA TOWER HOLDINGS, LLC, DATED DECEMBER 14, 2003 AND MARIANNE J. BACHMAN, TRUSTEE UNDER THE MARIANA BACHMAN REVOCABLE. LIVING TRUST, DATED JULY 16, 2010, RECORDED SEPTEMBER 9, 2010, IN BOOK 3054 PAGE 396.

AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT BETWEEN SBC TOWER HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY FIXIA CINCINNATI SINSA TOWER HOLDINGS LLC AND AMERICAN TOWER ASSET SUB II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED DECEMBER 11, 2014 RECORDED MARCH 10, 2015, IN BOOK 3584 PAGE 0212, IN GREENE COUNTY, OHIO. (LOCATED ON SURVEYED LAND, PLOTTED HERECON)

COMPOUND DETAIL

SCALE: 1"=30' (11X17)

1"=15' (22X34)

TREES !

# AND 94/100THS (2.94) FEET TO A POINT OF CURNATURE: COURSE 3: THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF FIFTY AND NAVIOTHING 50.90) FEET AND AN INTERIOR ANGLE OF 47395° FOR AN ARC LENGTH OF FORTY-ONE AND S4/100THS (41.55) FEET. THE CHORD FOR SAID CURVE BEARS S 7001'09" W, FOR A DISTANCE OF FORTY AND 37.100THS (40.37) FEET TO A POINT OF TAMBENCY. COURSE 4: THENCE S 48'12'30" W, FOR A DISTANCE OF TWO HUNDRED FIVE AND 94/100THS (20.59) FEET TO A POINT OF THE AND 54/100THS (42.50) FEET TO A POINT, COURSE 5: THENCE S 38'59'10" W, FOR A DISTANCE OF TWELVE AND 54/100THS (12.50) FEET TO AN RION FIVE AT THE POINT, COURSE 6: THENCE S 32'300" W, FOR A DISTANCE OF TWELVE AND 54/100THS (12.50) FEET TO AN RION FIVE AT THE POINT, FOR A DISTANCE OF TWHELVE AND 54/100THS (12.50) FEET TO AN SITE OF THE POINT OF SEGMENTING AND IN THE NORTHEAST CORNER OF THE FOLLOWING DESCRIBED 0.500 ACRE PARCEL; THENCE S 22'300" W, FOR A DISTANCE OF TWO HUNDRED FORTY-TWO AND NOTIONITIS (24.00) FEET TO AN IRON FIVE STATE THE TOT THE POINT OF THE SET OF THE SET OF THE SET TO AND STANCE OF TIME THE SET TO AN IRON FIVE THENCE S 52'300" W, FOR A DISTANCE OF TIME THE TOAD IN OUT OF THE SET TO AN INOTION FIVE SET ON THE SET OF A DISTANCE OF NINETY AND NOTION FIVE SET OF THE SET TO AN INOTION FIVE SET OF SET

LEGAL DESCRIPTION

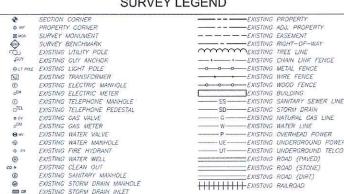
ATC ACCESS EASEMENT - AS PROVIDED/AS SURVEYED (M.O.L. 237/227).

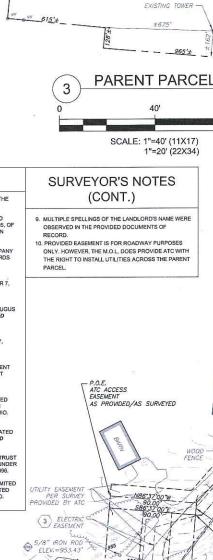
ATC ACCESS EASEMENT - AS PROVIDED/AS SURVEYED (M.O.L. 237/227).

ATC ACCESS EASEMENT - AS PROVIDED/AS SURVEYED (M.O.L. 237/227).

ASIO, AT WENTY-FIVE AND NO/100THS (2S 00) FEET WIDE ROADWAY EASEMENT THAT EXTENDS FROM GRAHAM DRIVE ASIO, AT WENTY-FIVE AND NO/100THS (1S 00) FEET WIDE ROADWAY EASEMENT THAT EXTENDS FROM GRAHAM DRIVE ASIO DAYBY EASEMENT TO AND CONTROL OF A PROVIDED AND THE CONTROL OF A PROVIDED AND THE PROVIDED AND THE

# SURVEY LEGEND





- TREES

Know what's below

Call before you dig.

PARENT PARCEL
MARIANNE BACHMAN
APN: B42-0001-0006-0-0009-00

# PROPERTY LINE -SCALE: 1"=40' (11X17) 1"=20' (22X34) SURVEYOR'S NOTES P.O.B. -ATC ACCESS/UTILITY EASEMENT MULTIPLE SPELLINGS OF THE LANDLORD'S NAME WERE OBSERVED IN THE PROVIDED DOCUMENTS OF AS PROVIDED/AS SURVEYED L = 41.55', R = 50.00 D. PROVIDED EASEMENT IS FOR ROADWAY PURPOSES. ONLY, HOWEVER, THE M.O.L. DOES PROVIDE ATC WITH LC = 570°01°00°W 40.37 THE RIGHT TO INSTALL UTILITIES ACROSS THE PARENT (50' PUBLIC/ASPHALT) 2 4 ACCESS EASEMENT 970 -RIGHT OF WA - 12" CMP CULVER W. INV.=967.25' E. INV.=967.59' TREES ASPHALT FLOW CHANNEL 4S PROVIDED/AS SURVEYED - N86'37'00'W PARENT PARCEL APN: B42-0001-0006-0-0009-00 \_\$3\*23'00"W 12.50' TREES -P.O.B. ATC LEASE AREA P.O.C. ATC LITHTY FASEMENT

ATC LEASE AREA (2) 4)

SURVEY PLAN

SCALE: 1"=100' (11X17)

1"=50' (22X34)

5 6

200'

PROPERTY LINE

ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS

DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA.

(N)

GRANGEVIEW ACRES SECTION 2 PB 5, PG 59



ATC TOWER SERVICES, INC. 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 FAX: (919) 466-5415

THESE DRAWINGS AND/OR THE ACCOMPANYING THESE DRAWINGS AND/OR THE ACCOMPANYING
SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE
EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND
PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL STIE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. ITILE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ONLISTE CONSTITUTION PERVIEW OF THIS BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT, CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES, ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER

REV. DESCRIPTION BY DATE PRFI IM TJW 06/15/18

ATC SITE NUMBER:

307618

ATC SITE NAME:

**BEAVERCREEK OH** 

SITE ADDRESS: 4040 GRAHAM DRIVE DAYTON, OH 45431

STAMP

ATC LEASE AREA ATC ACCESS/UTILITY EASEMENT





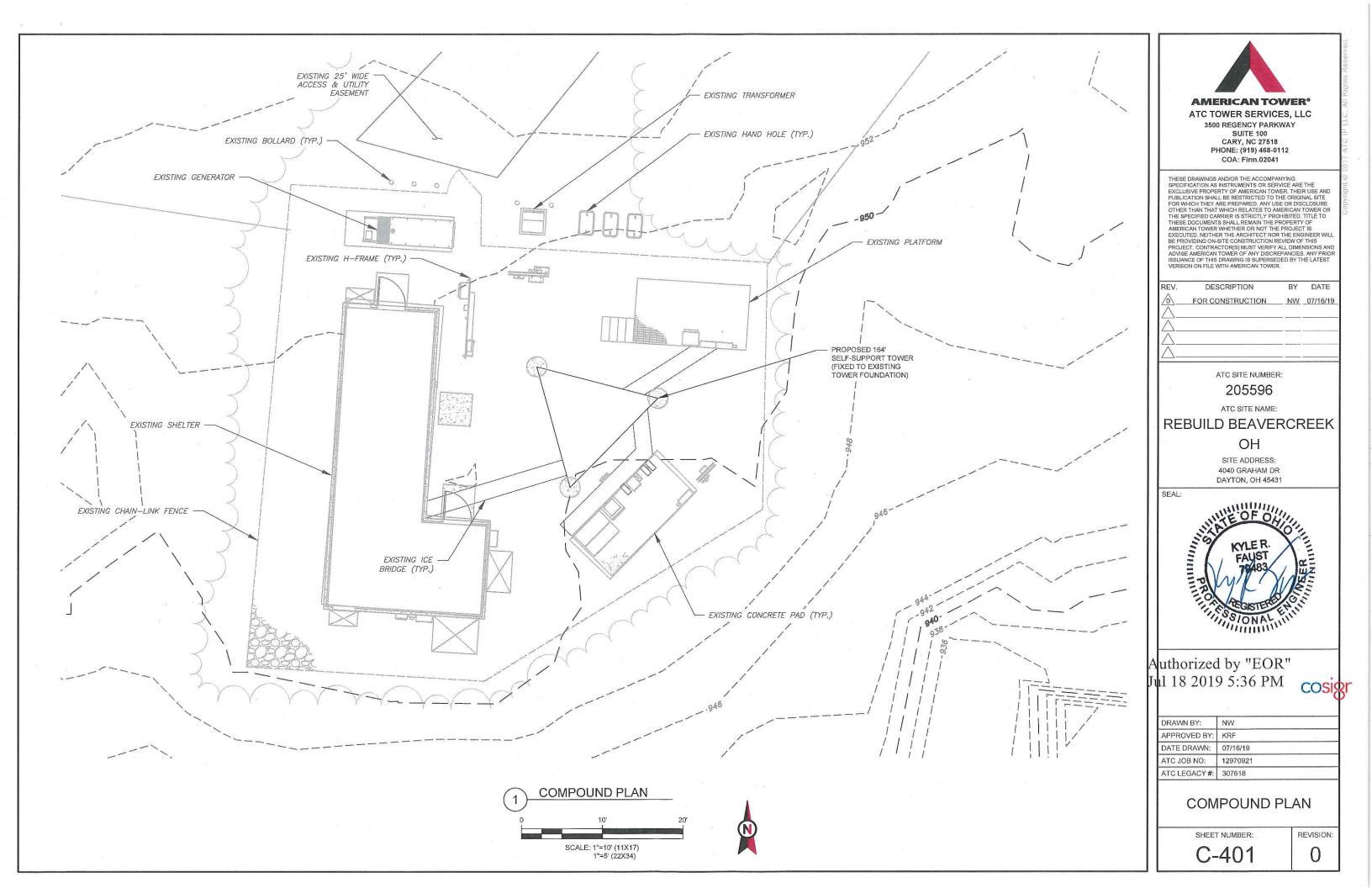


DRAWN BY:	TJW
REVIEWED BY:	MTM
DATE DRAWN:	06/15/18
JOB NO:	18357089

AS-BUILT SURVEY

SHEET NUMBER: V-101 REVISION

0



TOP OF EXISTING TOWER
ELEV. 1114' AMSL
ELEV. 164 A.G.L. EXISTING CARRIER ANTENNAS
RAD CENTER @ 141' EXISTING GRADE

ELEV 950' AMSL

ELEV 0' A.G.L.

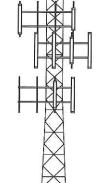
**EXISTING TOWER ELEVATION** 

SCALE: NOT TO SCALE

TOWER NOTE:

1. NO LIGHTING IS REQUIRED BY FAA.

TOP OF PROPOSED TOWER
ELEV. 1114' AMSL
ELEV. 164' A.G.L.



PROPOSED CARRIER ANTENNAS RAD CENTER 158' A.G.L.

PROPOSED CARRIER ANTENNAS RAD CENTER 151' A.G.L.

PROPOSED CARRIER ANTENNAS RAD CENTER 141' A.G.L.



3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: Firm.02041

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REV. DESCRIPTION BY DATE

OF FOR CONSTRUCTION NW 07/16/19

OF THE PROPERTY OF

ATC SITE NUMBER:

205596

ATC SITE NAME:

# REBUILD BEAVERCREEK

 $\mathsf{OH}$ 

SITE ADDRESS: 4040 GRAHAM DR DAYTON, OH 45431

SEAL



Authorized by "EOR" Jul 18 2019 5:36 PM

COSIS

DRAWN BY: NW

APPROVED BY: KRF

DATE DRAWN: 07/16/19

ATC JOB NO: 12970921

ATC LEGACY #: 307618

**TOWER ELEVATION** 

SHEET NUMBER:

REVISION:

C-402

(2)

PROPOSED GRADE ELEV 950' AMSL

ELEV 0' A.G.L.

PROPOSED TOWER ELEVATION



Beyond this point: Radio frequency fields at this site may exceed FCC rules for human exposure.

For your safety, obey all posted signs and site guidelines for working in radio frequency environments.

# **NO TRESPASSING**

ATC CAUTION AND NO TRESPASSING SIGN

ATC RF WARNING AND FCC NUMBER SIGN

Radio frequency fields at this site

may exceed FCC rules for human

For your safety, obey all posted signs

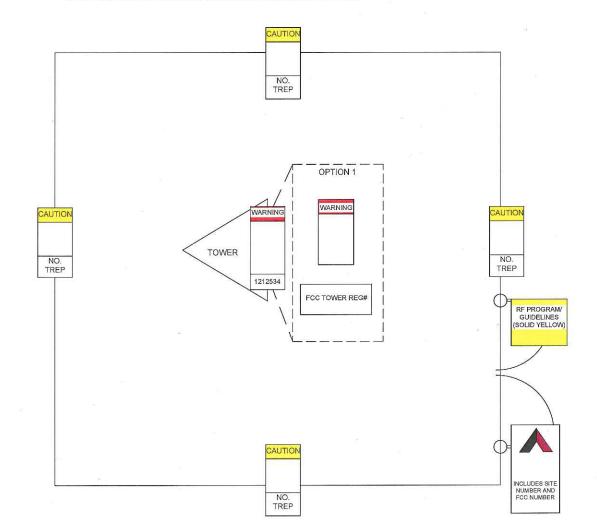
and site guidelines for working in radio

Beyond this point:

frequency environments.

exposure.

A "NO TRESPASSING" SIGN MUST BE POSTED A MINIMUM OF EVERY 50'



# FCC TOWER REGISTRATION #

Posting of sign required by law

INFORMATION AND FCC REGISTRATION

OPTION 1 MAY BE USED TO POST TOWER

REGISTRATION NUMBERS AT THE BASE OF THE TOWER IF A WARNING SIGN DOES NOT

HAVE SPACE FOR THE TOWER REGISTRATION

IMPORTANT: FOR ANY ATC SIGN THAT DOES

NOT MEET THE ATC SPECIFICATION FOR

(RE-WRITE IF WORN) AND FLAG FOR REPLACEMENT ASAP WITH THE APPROPRIATE

THROUGH THE WAREHOUSE).

PRINTER WILL BE ACCEPTED.

SIGNAGE (LE. SHARPIE/PAINT PEN. WORN.

LABELS ETC.) BRING IT INTO COMPLIANCE

PERMANENT SIGN (YOU CAN ORDER THESE

ONLY LABELS PRINTED BY A ZEBRA LABEL

ATC STAND-ALONE FCC TOWER REGISTRATION SIGN

# A NOTICE A **GUIDELINES FOR WORKING IN** RADIOFREQUENCY ENVIRONMENTS

- All personnel should have electromagnetic energy (EME)
- All personnel entering this site must be authorized.
- A Obey all posted signs
- Assume all antennas are active.
- A Before working on antennas, notify owners and disable appropriate
- A Maintain minimum 3 feet clearance from all antennas.
- A Do not stop in front of antennas.
- A Never operate transmitters without shields during normal operation.
- Do not operate base station antennas in equipment room.

ATC RF PROGRAM NOTICE SIGN



SITE NAME:

REBUILD BEAVERCREEK

SITE NUMBER:

205596

FCC REGISTRATION #:

FOR LEASING INFORMATION:

FOR EMERGENCIES CALL:

877-282-7483 877-ATC-SITE

877-518-6937 877-51-TOWER

# NO TRESPASSING

www.americantower.com

POSTING OF THIS SIGNAGE REQUIRED BY LAW

# ATC SITE SIGN

# REPLACEMENT OF SIGNAGE

AS SIGNAGE BECOMES STOLEN, DAMAGED, BRITTLE OR FADED, IT SHOULD BE REPLACED WITH SIGNAGE PER THIS SPECIFICATION. ANY ACQUIRED SITE SHOULD HAVE NEW SIGNS POSTED WITHIN 60 DAYS UNLESS OTHERWISE SPECIFIED. ANY SITE SOLD SHOULD HAVE THE ATC SIGNS REMOVED WITHIN 30 DAYS UNLESS OTHERWISE SPECIFIED. ALL FCC OR REGULATORY SIGNAGE MUST BE INSTALLED OR REPLACED AS REQUIRED TO MEET OUR STANDARD. SIGNS SHOULD BE REPLACED ON NORMAL, QUARTERLY MAINTENANCE VISITS BY CONTRACTORS OR SITE MANAGERS, UNLESS OTHERWISE REQUIRED ON A CASE-BY-CASE BASIS.

EXTERIOR SIGNS ARE NOT PROPOSED EXCEPT AS REQUIRED BY THE FCC. ALL EXISTING SIGNAGE AND ANY FUTURE SIGNAGE WILL BE COMPLIANT WITH STATUTE 164-43.4 NO HIGH-VOLTAGE SIGNAGE IS NECESSARY, NO HIGH-VOLTAGE EQUIPMENT PRESENT.



ATC TOWER SERVICES, LLC

3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: Firm.02041

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. THIL TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT CONTRACTORISM MUST VEHICY ALL DIMENSIONS AND PROJECT, CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR SSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
△_	FOR CONSTRUCTION	NW	07/16/19
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ATC SITE NUMBER:

205596

ATC SITE NAME:

# REBUILD BEAVERCREEK

OH

SITE ADDRESS: 4040 GRAHAM DR DAYTON, OH 45431

SEAL:



Authorized by "EOR" Jul 18 2019 5:37 PM

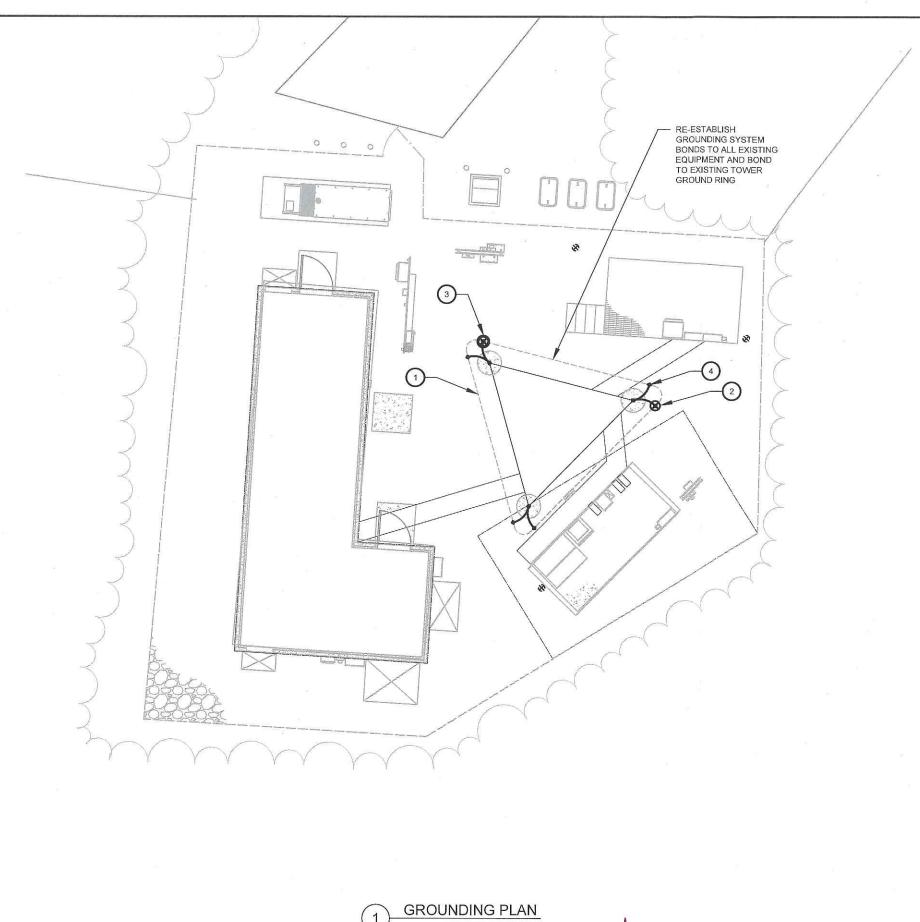
DRAWN BY:	NW	2
APPROVED BY:	KRF	
DATE DRAWN:	07/16/19	
ATC JOB NO:	12970921	5
ATC LEGACY#:	307618	

SIGNAGE

SHEET NUMBER:

REVISION:

C-501



SCALE: 1"=10' (11X17)

1"=5' (22X34)

# **GROUNDING PLAN NOTES:**

- ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL INSTALLATION AND CONSTRUCTION MAY VARY DUE TO SITE SPECIFIC CONDITIONS.
- ALL GROUND CONNECTIONS SHALL BE EXOTHERMIC WELDED. ALL WIRES SHALL BE COPPER.
- WINES SHALL BE COFFER.
  CONTRACTOR TO VERIFY AND TEST GROUND TO SOURCE,
  GROUNDING AND OTHER OPERATIONAL TESTING WILL BE WITNESSED BY OWNER REPRESENTATIVE.
- REFER TO ATC CONSTRUCTION SPEC AND COMPLY WITH ALL REQUIREMENTS OF GROUNDING STANDARDS.
- 5. ELECTRICAL CONTRACTOR TO PROVIDE DETAILED DESIGN OF GROUNDING SYSTEM, AND RECEIVE APPROVAL OF DESIGN BY OWNER REPRESENTATIVE, PRIOR TO INSTALLATION OF GROUNDING SYSTEM. PHOTO DOCUMENT ALL CONNECTIONS AND GROUND RING
- NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
- TO AVOID TOWER FOUNDATION, GROUND RODS MAY BE INSTALLED AT AN ANGLE OR TOWER GROUND RING MAY BE EXTENDED AS

- #2 AWG SBTC TOWER GROUND RING. (MIN 2 FT FROM FOUNDATION)
- 3/4Ø" X 10 FT GROUND ROD (TYP). SEE DETAIL 2 ON SHEET
- 3/4Ø" X 10 FT GROUND ROD WITH TEST WELL (MIN. ONE PER SITE ON TOWER GROUND RING). SEE DETAIL 5 ON SHEET E-501.
- TOWER TO GROUND RING BONDS. SEE DETAIL 3 ON SHEET

# INSTALLATION NOTES:

- 1. INSTALL STANDARD LEVEL I DESIGN (BASE BID) WHICH INCLUDES: TOWER RING, 1 GROUND ROD PER LEG, SERVICE GROUND ROD AT H-FRAME, 4 RADIALS TO CORNERS. ADDITIONAL WORK NECESSARY BELOW SHALL BE CONSIDERED AN ALLOWANCE.
- 2. MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOBILIZATION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
- 3. IF GROUNDING SYSTEM RESISTANCE (STEP 2) IS GREATER THAN 10 OHMS, INSTALL LEVEL II COMPOUND GROUND RING.
- MEASURE GROUNDING SYSTEM RESISTANCE WITH A 3-PROBE TEST PRIOR TO BACKFILL/DEMOBILIZATION AND PRIOR TO CONNECTION OF UTILITY POWER NEUTRAL TO THE SYSTEM.
- IF GROUNDING SYSTEM RESISTANCE (STEP 4) IS GREATER THAN 10 OHMS INSTALL LEVEL III ADDITIONAL RADIAL IN ROAD AND COORDINATE WITH ATC ENGINEER OF RECORD

# **GROUNDING PLAN LEGEND:**

GROUND WIRE (LEVEL I)

- EXOTHERMIC WELD
  - MECHANICAL WELD

COPPER GROUND ROD



TEST WELL



# **AMERICAN TOWER®**

ATC TOWER SERVICES, LLC 3500 REGENCY PARKWAY

SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: Firm.02041

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REV.	DESCRIPTION	BY	DATE
<u></u> △ _	FOR CONSTRUCTION	NW	07/16/19
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ATC SITE NUMBER:

205596

ATC SITE NAME:

# REBUILD BEAVERCREEK

OH

SITE ADDRESS: 4040 GRAHAM DR DAYTON, OH 45431



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NW

DRAWN BY:

DATE DRAWN:

ATC JOB NO:

APPROVED BY: KRF

ATC LEGACY #: 307618

07/16/19 12970921

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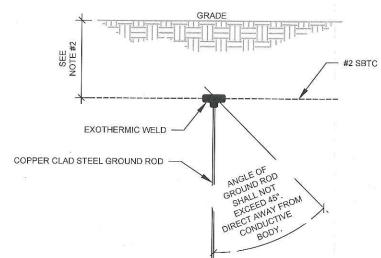
**GROUNDING LAYOUT** 

SHEET NUMBER: E-401

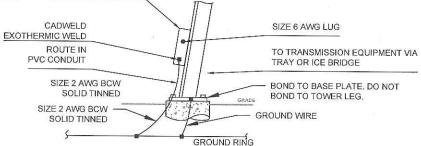
REVISION:

# NOTES:

- LOCATE BEFORE DIGGING.
- 2. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
- 3. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER



ANTENNA GROUND BAR W/O INSULATORS, BONDED DIRECTLY TO THE BOTTOM OF TOWER WITH STAINLESS STEEL HARDWARE



# NOTE:

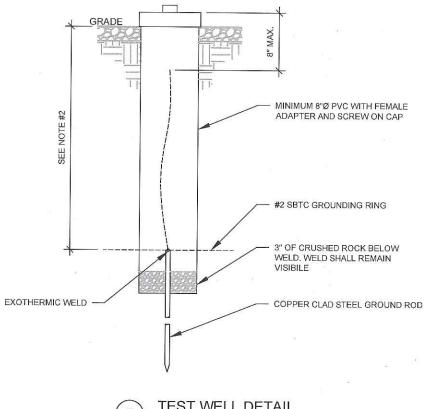
NUMBER OF GROUNDING BARS MAY VARY DEPENDING ON THE TYPE OF TOWER, ANTENNA LOCATIONS AND CONNECTION ORIENTATION. PROVIDE AS REQUIRED. GROUND BAR IS NOT REQUIRED FOR SITES WITH ONE

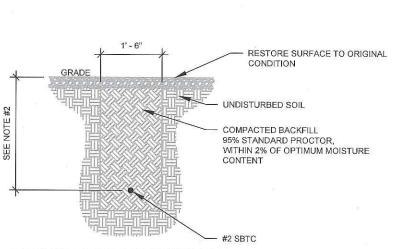
**TOWER GROUNDING** 

SCALE: NOT TO SCALE

EXOTHERMIC WELD PARALLEL, NO T-WELDS ALLOWED (NO SLAG OR DEFORMITIES ALLOWED) JUMPER, #2 SBTC GROUNDING EXTERIOR GROUND RING #2 SBTC GROUNDING CONDUCTOR TIE CONNECTION DETAIL

**GROUND ROD DETAIL** 





GROUND CONNECTION TRENCH DETAIL (STD.)

TEST WELL DETAIL



SUITE 100 CARY, NC 27518 PHONE: (919) 468-0112 COA: Firm.02041

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DESCRIPTION	BY	DATE
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ATC SITE NUMBER:

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ATC SITE NAME:

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OH

SITE ADDRESS: 4040 GRAHAM DR DAYTON, OH 45431



Authorized by "EOR" Jul 18 2019 5:37 PM

DRAWN BY: APPROVED BY: KRF DATE DRAWN: 07/16/19 ATC JOB NO: 12970921 ATC LEGACY #: 307618

**ELECTRICAL DETAILS** 

SHEET NUMBER:

REVISION: E-501

cosigr



September 6, 2019

# BOARD OF ZONING APPEALS STAFF REPORT

CASE:

V 19-4

**APPLICANT:** 

Michael Krouse

4212 Golden Eagle Court Beavercreek OH 45432

# **NATURE OF REQUEST:**

The applicant is requesting approval of a variance to allow a 6-foot fence to encroach into the required front yard by seven feet.

# FINDINGS:

- 1. The property under discussion is located at 4212 Golden Eagle Court within Section 1 of Cinnamon Creek Farm.
- **2.** The property has a zoning designation of R-PUD, Residential Planned Unit Development. This PUD contains a minimum front yard setback of 35 feet.
- 3. Section 158.105 (C) of the City of Beavercreek Zoning Code States: No fence, wall or hedge shall rise over 42 inches in height within any required front yard. In the case where the principal structure falls within the required front yard, fences up to six feet high shall be permitted in the required front yard as long as said fence is no closer to the public right-of-way than the principal structure.
- 4. As shown in the attached site plan and per section 158.105 above, the fence is required to be at least 30 feet from the front property line because the house is set back 30 feet from the front property line.

# **DISCUSSION:**

Prior to applying for a zoning permit, the applicant discussed the allowed location for his fence with the Planning Coordinator. At that time it was agreed that the fence needed to be at least 35 feet from the front property line (it was later determined that the setback is 30 feet). The

applicant applied for the zoning permit and the setback was mistakenly indicated as 35 from the curb, not the front property line. When the zoning inspector performed the inspection, he caught the mistake and let the applicant know that the fence could not be placed in that location. No justification has been given as to why the fence cannot be placed in the required location in order to meet the requirements of the code. Staff finds that the variance request from §158.105(C) does not meet the requirements for approval per §158.172 (H)(5)(a) of the City of Beavercreek Zoning Code.

# **RECOMMENDATION:**

Staff recommends that the Board of Zoning Appeals find that:

- 1. The reasons set forth in the application are not valid and do not justify the granting of the requested variance, and
- 2. The eight items in §158.172 (H)(5)(a) have not been fully satisfied.

Staff further recommends that the Board of Zoning Appeals adopt the attached resolution denying a variance from §158.105 (C).

# RESOLUTION BOARD OF ZONING APPEALS CASE NO. V 19-4

WHEREAS, Michael Krouse, has made application for a variance from the strict application of the requirements of the City of Beavercreek Zoning Code for the property located at 4212 Golden Eagle Court; and

WHEREAS, the applicant is requesting permission to construct a six foot fence that would encroach into the required front yard by 7 feet.

WHEREAS, apublic hearing was held on September 11, 2019, at which time all persons were given opportunity to comment on the application; and

WHEREAS, the Board of Zoning Appeals finds that the reasons set forth in the application are not valid and do not justify the granting of the variance; and

WHEREAS, the Board of Zoning Appeals finds that subparagraphs 1 through 8 of §158.172 (H) (5) (a) have not been fully satisfied.

NOW therefore the Board of Zoning Appeals orders that:

A variance from the front-yard setback requirement be denied.

ACTION BY BOARD OF ZONING APPEALS	
	(Date)
	Chairman

